



# BOROUGH OF NAUGATUCK

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229 Church Street  
Land Use Office-2<sup>nd</sup> floor  
Naugatuck, CT 06770  
TEL (203) 720-7042  
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## REVISED

May 16, 2016

Bill Stopper, Chair  
Neil Mascola  
April Slauson, Secretary  
Richard Cool  
Wendyann Fowler

Matthew DeBarber, Alternate  
Caroline Hennessey, Alternate  
Amanze Williams, Alternate

Commissioners:

Please be advised that the Zoning Commission will hold a Public Hearing and Regular Meeting on Wednesday May 18, 2016 at **6:00 P.M.** in the Town Hall.

## **REGULAR MEETING AGENDA**

1. Call to order, pledge of allegiance and attendance will be taken. After determination of a quorum, Alternates will be designated as voting members, if necessary.
2. Executive Session with Borough Attorney.
3. Approval of the April 20, 2016 Public Hearing and Meeting Minutes and the secretary will sign previously approved minutes.

## **PUBLIC HEARINGS**

**PUBLIC HEARING: 6:15 P.M.** for special permit for proposed church at 195 Rubber Avenue, Applicant: Renewed Living Prayer Ministry, Inc.

**PUBLIC HEARING: 6:30 P.M.** for special permit for proposed mixed use commercial/residential development at 100 Prospect Street, Applicant: Florian Properties/Format, LLC.

**PUBLIC HEARING: 6:45 P.M.** for zone proposed change from RA-1 to B-2 for property at 100 Prospect Street, Applicant: Florian Properties/Format, LLC.

**CONTINUED PUBLIC HEARING: 7:00 P.M.** for special permit for proposed 30,000 square foot medical building & mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Heritage Downtown, LLC. **Public hearing opens 3/16/16, must close by 4/20/16, 28 day extension granted to May 18, 2016.**

**CONTINUED PUBLIC HEARING: 7:15 P.M.** for proposed zone change to B-2 for properties along Prospect Street, Applicant: Borough of Naugatuck. **No time restrictions because it is a Borough initiated zone change.**

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding special permit for proposed church at 195 Rubber Avenue, Applicant: Renewed living Prayer Ministry, Inc.
- B. Commission discussion/decision regarding special permit for proposed mixed use commercial/residential development at 100 prospect Street, Applicant: Florian Properties/Format, LLC
- C. Commission discussion/decision regarding proposed zone change from RA-1 to B-2 for property at 100 Prospect Street, Applicant: Florian Properties/Format, LLC
- D. Commission discussion/decision regarding special permit for proposed 30,000 square foot medical building and mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Heritage Downtown, LLC
- E. Commission discussion/decision for proposed zone change to B-2 for properties along Prospect Street, Applicant: Borough of Naugatuck.

5. **NEW BUSINESS:**

- A. Commission discussion/decision regarding waiver of the age restriction at Fox Hollow Active Adult Community, a/k/a Silver Ridge.
- B. Accept application, refer to planning commission, set public hearing for special permit application for earth excavation at 100 Prospect Street, Applicant: Florian Properties/Format, LLC
- C. Commission discussion/decision regarding site plan application for proposed storage building at 25 Great Hill Road, Applicant: Ruth Realty, LLC
- D. Accept application, refer to planning commission, set public hearing for special permit application for proposed restaurant at 233 Rubber Avenue, Applicant: Mehmet Yilmaz
- E. Ratify change of use application for marble and granite shop/trade shop at 51 Elm Street, Applicant: Amanda Vita
- F. Additional items require a 2/3 vote of the Commission.

- 6. Chairman Report
- 7. ZEO Report
- 8. Public Comment
- 9. Adjournment